

CITY OF SHELLEY
SPECIAL MEETING
MINUTES

SEPTEMBER 22, 2005

PRESENT: Mayor Eric Christensen
Council Members: Lorin Croft, John Lent, Steve Cederberg, and Charlotte
Fredrickson
Public Wks Dir.: Rick Anderson
City Clerk: Sandy Gaydusek

Mayor Christensen opened the meeting at 7:00 p.m.

This meeting was called to consider approval of phases two and three of the North Shelley Business Park Subdivision. Mayor Christensen asked Brent Christensen, the developer if he intended to act on the development of this subdivision immediately since a special meeting was called to consider his plat. Mr. Christensen said if his plat is approved, he intends to purchase construction material tomorrow. Sandy said the city engineers reviewed the plats of phases two and three and sent them back with several corrections. The original proposed plat showed only one access with two cul-de-sacs, and the new plat shows two accesses and only one cul-de-sac. Sandy said she talked to Mike Carter, the Fire Chief and he said if there are two accesses it should be fine for emergency access. She said Mike was out of town tonight, and unable to attend, but would look at the plat again tomorrow when he returns. Sandy said on the original proposed plat it shows a drainage lot on the east side of the development, but the new plat does not show any drainage lot. Mr. Christensen said it was an oversight and would be corrected.

Kurt Wells who owns property that is adjacent to the north end of Brent's development had some questions regarding access to his property. He said he owns six and a half acres and is concerned that if he is ever annexed into the city that he will not be able to have animals on his land. Mr. Wells said there is no front access to his property, and wondered if there will be an access to his property from Brent's development. He said his land will be landlocked, and he will not be able to sell it as property that animals can be kept upon. Mr. Christensen said there is no access planned. However, upon discussing this matter further it was determined that Mr. Wells is currently zoned as RA (residential agricultural), which allows animals. If Mr. Well's property is ever annexed, it would be possible to annex it with the same zoning. The Council said they

could not guarantee that the land would be annexed with an RA zone because a future council cannot be obligated by a decision of a past council. Mr. Christensen said Kings may be able to give Mr. Wells some type of access if necessary.

Lorin moved, John seconded to approve phases two and three of the North Shelley Business Park Subdivision with the corrections listed by the city engineers. Approved unanimously.

Rick said H-K Contractors is working on the regional sewer line and tearing up a portion of North Park Avenue. He said the road is in very bad condition, and instead of patching the road he would like to re-pave it after the asphalt is removed. Rick said he has \$30,000 left in his seal coating budget and would like to use that. He said it would only be the portion of North Park that is being torn up. The council gave permission.

Adjourned: 7:32 p.m.

ATTEST: *M. Williams* APPROVE *Eric R. Christensen*